

GEORGE F. WHITE



TOLLGATE MEADOWS

EVENWOOD GATE ■ BISHOP AUCKLAND ■ COUNTY DURHAM ■ DL14 9NW

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COUNTY DURHAM ▪ DL14 9NW

Bishop Auckland 5 Miles ▪ Darlington 12 Miles ▪ Durham 15 Miles

3 Bedroom properties on a new build development

2 Bathrooms

Finished to a great standard

Garden and off street parking

Convenient commuter location

Prices Starting From £125,000

Barnard Castle 01833 690390

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The Area

Evenwood Gate is a small hamlet lying between Staindrop and West Auckland, lying close to open countryside where a network of public footpaths and bridle ways can be found. It is also situated close to a convenient commuter route meaning it is the ideal opportunity to blend country life with the hustle and bustle and extensive amenities and leisure facilities of the nearby towns.

Staindrop and Bishop Auckland provide a range of educational and recreational facilities with the newly constructed retail park at Bishop Auckland being approximately 5-minute drive from the property. A wider range of shopping facilities and mainline railway stations are available in the nearby towns of Darlington and Durham.

Tollgate Meadows

Tollgate Meadows is a new build development comprising of eleven terraced three bedroom properties in 'The Esperley' design and a further two semi-detached bungalows.

The Esperley

This property benefits from a sleek yet simple design suiting a variety of purchasers.

Upon entering the property through the front entrance door in to the hallway there are doors radiating to the downstairs living accommodation whilst stairs rise to the first floor. The hallway is carpeted and has a useful under stair storage cupboard. There is a ground floor WC accessed from the hallway with wash hand basin having a tiled upstand. This room has cushioned wood effect flooring and also houses the fuse box.

The kitchen lies to the front of the property having light grey matt wall and base mounted units with wood effect worktops and upstands. There is a stainless steel sink with a view out to the front of the property and an integrated Zanussi oven with four



burner gas hob. The Electrolux fridge and freezer are also integrated adding to the appearance of the kitchen. There is additional plumbing for a washing machine/dishwasher. The Baxi boiler is also housed in the kitchen. To the rear of the room there is space for breakfasting furniture and the room has a wood effect cushioned floor.

The living room is a good size and lies to the rear having a grey carpet and double French doors open to the garden.

To the first floor the master bedroom lies to the front of the property benefitting from an en-suite shower room. The en-suite comprises a white suite with shower having chrome finishes, WC and wash hand basin. The shower and wash hand basin benefit from neutral tiled walls.

The second and third bedroom lie to the rear of the property overlooking the garden.

The family bathroom also has a white suite comprising a bath with shower over, WC and wash hand basin. The room has chrome fittings and towel rail.

Externally

The properties in this development benefit from enclosed, fenced rear gardens that are laid to lawn with an additional patio area having outdoor and block paved off street parking.

Note One

Please be advised that some of these images have been virtually staged and all properties in this development are unfurnished.

Reservation of Plots

For more information on reservation of plots and the reservation fee please contact the office.

Fixtures and Fittings

Standard kitchen and bathroom fittings will be included in the sale.

Services

It is understood that the property is serviced by mains electricity, water and drainage and has gas central heating.

Council Tax

It is understood that the properties have not yet received a Council Tax band as of yet.

Energy Performance Certificate

The buyer will be provided with an on construction EPC.

Buyer Incentives

A number of incentives are available such as Help to Buy and vendor paid deposit. Please speak to the agent to discuss your eligibility.

Viewings

Strictly by prior appointment with George F White (Barnard Castle office) on 01833 690390 or email barnardcastle@georgefwhite.co.uk.

Directions

From Bishop Auckland take the A688 Southwest towards Staindrop taking the first exit off the roundabout at Oakley Service Station. Continue up the road for approximately a mile and half where the subject properties can be found to your right.

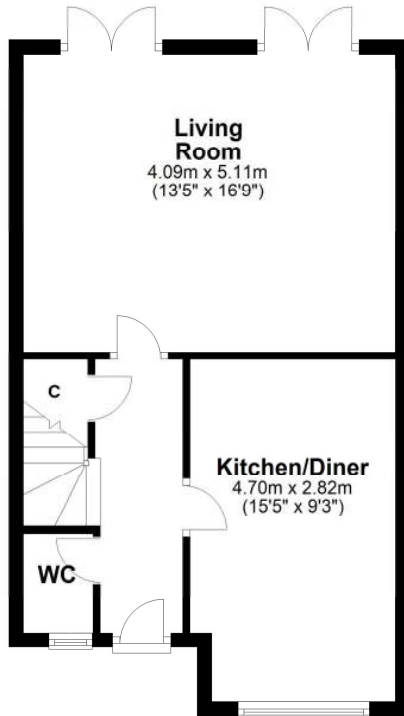
From Staindrop driving towards Bishop Auckland continue past Raby Castle and upon approaching Evenwood Gate the subject properties can be found on your left and can be identified by George F White signage.

Important Notice

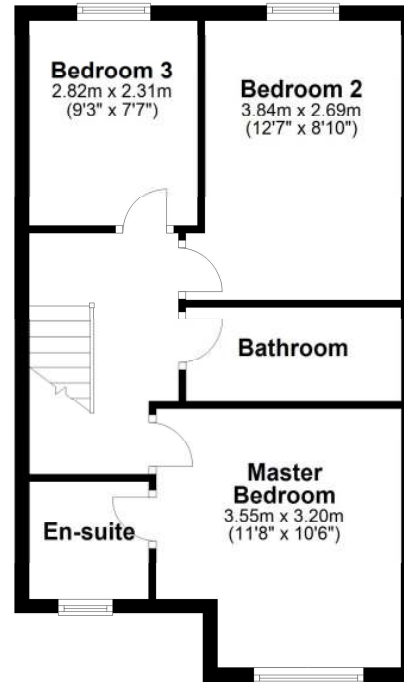
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Total area: approx. 87.9 sq. metres (946.6 sq. feet)



Ground Floor



First Floor

Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is not drawn to scale and is for illustrative purposes only & should be used as such by any prospective purchaser. Created especially for George F White by Vae3sixty Ltd



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